



BPO and Municipal Lien Search Report

Date of Report: 8/30/2016

BPO Summary

Address:

N Segrave St (Madison Av)
Daytona Beach, FL 32114

Parcel ID:

5338-47-00-0020

Improvement Size / Parcel Size:

0 sf / 21,700 sf

Occupancy / Property Type:

Vacant / Commercial Land

30-Day/90 Day Sale, As-Is

Valuation:

\$8,000 / \$12,000

Land Valuation:

\$12,000

Agent Notes:

Limited Comps



Municipal Lien Summary

City Liens / Code Enforcement:

One closed case; no fees/fines; CE2013-2784; trailer blocked entrance

County Liens / Code Enforcement:

No open code enforcement issues per county record search

//Lien information per municipal & county officials and deemed accurate –not to be used as a replacement for title search//

RESIDENTIAL BROKER PRICE OPINION

Loan # VSN08241609
File # _____
BPO # 31059

Inspection Date/Time 8/26/2016 12:00:00 PM

This BPO is the Exterior Interior

PROPERTY ADDRESS: N Segrave St Daytona Beach FL 32114
Subject Parcel # 533847000020 BORROWER'S NAME: _____
FIRM NAME: Collado Real Estate COMPLETED BY: Patrick O'Sullivan
PHONE NO: (386) 212-6715 FAX NO: (386) 427-0038
Email Address patorealtorns@gmail.com Broker / Agent Lic # SL3323649
Broker distance to subject Property 6.40 Years of Experience 2

I. GENERAL MARKET CONDITIONS

Current market condition: Declining Stable Increasing
Employment conditions: Declining Stable Increasing
Market price of this type property has: Decreased _____ % in past _____ months
 Increased _____ % in past _____ months
 Remained Stable
Estimated percentages of owners vs. tenants in neighborhood: _____ 52 % owner occupant _____ 48 %tenant
There is a Normal Supply Over Supply Shortage of comparable listings in the neighborhood
Approximate number of comparable units for sale in neighborhood _____ 3
No. of competing listings in neighborhood that are REO or Corporate owned _____ 0
No. of boarded or blocked-up homes _____ 0

II. SUBJECT MARKETABILITY

Neighborhood Boundaries defined US1 west 2.7 miles. 2.5 miles north and south from international speedway
Range of sales in the neighborhood is \$ 3650.00 to \$ 18000.00 Total # of Properties 3
Range of listings in the neighborhood is \$ 3000.00 to \$ 30000.00 Total # of Properties 7
Subject is an Over Improvement Under Improvement Appropriate improvement for the neighborhood
Normal marketing time in the area is: 140 days
Are all types of financing available for the property? Yes No If no, explain Vacant land requires certain loans
Has the property been on the market for the past 12 months? Yes No If yes, \$ _____
Is the subject currently listed for sale: Yes No Current List price \$ _____ List Date _____
If listed, Provide the brokers Name _____ Firm _____ Phone # _____
Subjects total DOM for the past year 0 Starting Listing Price \$ 0.00
First price reduction \$ _____ Second price reduction \$ _____ Third price reduction \$ _____
To the best of your knowledge, why did it not sell? wasn't available
Subjects Last Sale Price \$0.00 Sale Date _____
Additional Prior Sale Price within past 24 months: \$ _____ Sale Date _____
Unit type: single family condo Townhouse Co-Op
 Modular Mobile Home Vacant Land units # _____
If condo or other association exists Fee: No
\$ _____ monthly annually Current? Yes No Fee Delinquent \$ _____
The fee includes: Insurance Landscape Pool Tennis Other _____
Association company: _____ Contract name: _____ Phone No: _____
Project Name: _____ Total Number of units: _____ Legal Action No

III. COMPETITIVE CLOSED SALES

ITEM	SUBJECT	COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3		
Address	N Segrave St Daytona Beach, FL 32114	0 Pinewood Daytona Beach, FL 32114			827 Hibiscus Ave Holly Hill, FL 32117			0 Mason Daytona Beach, FL 32114		
Proximity to Subject		1.6 REO/Corp <input type="checkbox"/>			1.2 REO/Corp <input type="checkbox"/>			1.8 REO/Corp <input type="checkbox"/>		
Sale Price	\$	\$ 3,650			\$ 10,000			\$ 18,000		
Data and/or Verification Sources	Appraisal	MLS			MLS			MLS		
Price/Gross Living Area		0			0			0		
List price at sale / # of price reductions		\$ 3,560 / 0			\$ 12,000 / 0			\$ 99,900 / 1		
Sale type Reo / Short Sale / forcl		Traditional			Traditional			Traditional		
Sale Date/Days on Mkt		5/19/2016		21	3/9/2016		299	3/15/2016		88
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adj	DESCRIPTION	+(-) Adj	DESCRIPTION	+(-) Adj	DESCRIPTION	+(-) Adj	
Sales or Financing Concessions		0	\$ 0	0	\$ 0	0	\$ 0	0	\$ 0	
Location	Suburban	Suburban			Suburban			Suburban		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Lot Size (in Acres)	0.49	0.12		\$ 3,700	0.2		\$ 2,900	0.18		\$ 3,100
# of units	0	0			0			0		
View	0	0			0			0		
Appeal & Quality	Average	Average			Average			Average		
Year Built	0	0			0			0		
Condition	Average	Average			Average			Average		
Above Grade Room Count	Total Bdms Baths	Total Bdms Baths		Total Bdms Baths		Total Bdms Baths		Total Bdms Baths		
	0 0 0	0 0 0		0 0 0		0 0 0		0 0 0		
Gross Living Area	0 Sq. Ft			0 Sq. Ft			0 Sq. Ft			
Basement & Finished Rooms Below Grade	0			0			0			
Heating/Cooling	0			0			0			
Garage/Carport	None - 0			None - 0			None - 0			
Porches, Patio, Deck Fireplace(s), etc. Fence, Pool	0			0			0			
Other / Functional Utility	0			0			0			
NET Adj (total)		+ -	\$3700.00	+ -	\$2900.00	+ -	\$3100.00			
Adjusted Sales Price of Comparable			\$7350.00		\$12900.00		\$21100.00			

IV. CURRENT OCCUPANCY STATUS

Occupancy Status: Unknown Occupied Vacant
 Ownership Status: Main residence Rented

V. MARKETING OCCUPANCY STRATEGY

Marketing Occupancy Strategy: Owner Vacant Tenant Other
 Estimated Rent: \$ 300.00 per month
 As-Is Minimal Lender Required Repairs Repaired Most Likely Buyer: Owner Occupant Investor

VI. REPAIRS

Itemize ALL repairs needed to bring property from the present "as is" condition to average marketable condition for the neighborhood. If EXTERIOR inspection is done, cost to cure estimates should only include exterior repairs. If INTERIOR inspection is done, both interior AND exterior estimates should be included. Check those repairs you recommend that we perform for most successful marketing of the property.

<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____
<input type="checkbox"/>	_____	\$ _____	<input type="checkbox"/>	_____	\$ _____

GRAND TOTAL FOR ALL REPAIRS \$ 0

VII. COMPETITIVE LISTINGS

ITEM	SUBJECT			COMPARABLE NUMBER 1			COMPARABLE NUMBER 2			COMPARABLE NUMBER 3					
Address	N Segrave St Daytona Beach, FL 32114			1050 3rd street Daytona Beach, FL 32117			541 Bellevue Daytona Beach, FL 32114			414 Pleasant Daytona Beach, FL 32114					
Proximity to Subject				1 REO/Corp <input type="checkbox"/>			2 REO/Corp <input type="checkbox"/>			0.4 REO/Corp <input type="checkbox"/>					
List Price	\$ _____			30000.00			19000.00			7500.00					
Price/Gross Living Area	0			0			0			0					
Original list price / # of reductions	\$ 99,900 / 1			\$ 19,000 / 0			\$ 7,500 / 0								
Data and/or Verification Sources	Appraisal			MLS			MLS			MLS					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) Adj			DESCRIPTION			+(-) Adj		
Sales or Financing Concessions	0			0			0			0					
Sale Date/Days on Mkt	212			114			120								
Location	Suburban			Suburban			Suburban			Suburban					
Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee Simple			Fee Simple					
Lot Size (in Acres)	0.49			0.38			\$ 1,100			0.45			0.49		
View	0			0			0			0					
# of units	0			0			0			0					
Appeal & Quality	Average			Average			Average			Average					
Year Built	0			0			0			0					
Condition	Average			Average			Average			Average					
Above Grade Room Count	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths			
	0	0	0	0	0	0	0	0	0	0	0	0			
Gross Living Area	0 Sq. Ft			0 Sq. Ft			0 Sq. Ft			0 Sq. Ft					
Basement & Finished Rooms Below Grade	0			0			0			0					
Heating/Cooling	0			0			0			0					
Garage/Carport	None - 0			None - 0			None - 0			None - 0					
Porches, Patio, Deck Fireplace(s), etc. Fence, Pool	0			0			0			0					
Other / Functional Utility	0			0			0			0					
NET Adj (total)				+ -			\$1100.00			+ -			\$0		
Adjusted Sales Price of Comparable							\$31100.00						\$19000.00		
													\$7500.00		

VIII. MARKET VALUE

(The value must fall within the indicated value of the Competitive Closed Sales)

	Market Value	Suggested List Price
AS IS 90 to 120 day value	\$12000.00	\$15000.00
REPAIRED 90 to 120 day value	\$12000.00	\$15000.00
30-Day value	\$8000.00	\$10000.00
Land value	\$12000.00	\$15000.00
Last Sale of Subject, Price	\$0.00	Date _____

IX. COMMENTS

(Include specific positives/negatives, special concerns, encroachments, easements, water rights, environmental concerns, flood zones, etc. Attach addendum if additional space is needed.)
The subject property is on the border of two zip codes so many comps were in different cities. Also the unique characteristics of the property caused me to have to expand the area in which comps were chosen. There was no street address for my address photo, I found the property using the property ID and the tax appraiser website.

X. ADDENDUM

(Use this section to add additional comments, notes, and explanations.)

Quality Assurance

Comp Sales

Please provide an explanation as to why one or more of the comps used are in a different city than the subject property.
The subject property is on the border of the two cities so the proximity is close despite the city or zipcode not being close

Please provide an explanation as to why one or more of the comps used are in a different zip than the subject property.
The subject property is on the border of the two cities so the proximity is close despite the city or zipcode not being close

Please provide an explanation as to why one or more of the comps used are more than 1 mile in proximity from the subject property.
There were not a lot of quality comps for the subject property in the immediate vicinity so I had to go outside that area

Please provide an explanation as to why one or more of the comps used has a lot size that is 30% less/more than the subject property.
Was the closest comp I could find for the property.

Comp Listings

Please provide an explanation as to why one or more of the comps used are in a different zip than the subject property.
The subject property is on the border of the two cities so the proximity is close despite the city or zipcode not being close

Please provide an explanation as to why one or more of the comps used are more than 1 mile in proximity from the subject property.
There were not a lot of quality comps for the subject property in the immediate vicinity so I had to go outside that area

Please provide an explanation as to why one or more of the comps used has a lot size that is 30% less/more than the subject property
The lot size is less size due to a lack of quality vacant land comps in the area. This was the closest best one I could find.

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. The above information was obtained from sources deemed to be reliable, but is not guaranteed, and is submitted subject to error and omission. Tax Title Services, LLC and Agents make no warranties, either expressed or implied, as to the completeness and/or accuracy of any information contained herein. This is a Broker Pricing Opinion only.

Signature: _____

Date: _____

Subject Property Address:
N Segrave St, Daytona Beach, FL 32114
Loan No: VSN08241609 Order ID: 73343
Owner:

Exterior Subject Photo (Frontal) N Segrave St, Daytona Beach, FL 32114



Close-Up of Address Photo



Street Scene Photo



Subject Property Address:
N Segrave St, Daytona Beach, FL 32114
Loan No: VSN08241609 Order ID: 73343
Owner:

Comparable Photos (Listing 1) 1050 3rd street



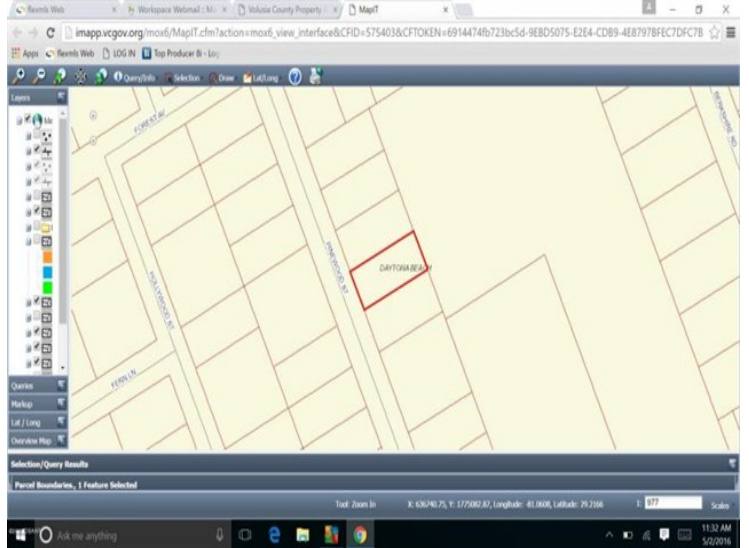
Comparable Photos (Listing 2) 541 Bellevue



Comparable Photos (Listing 3) 414 Pleasant



Comparable Photos (Sales 1) 0 Pinewood



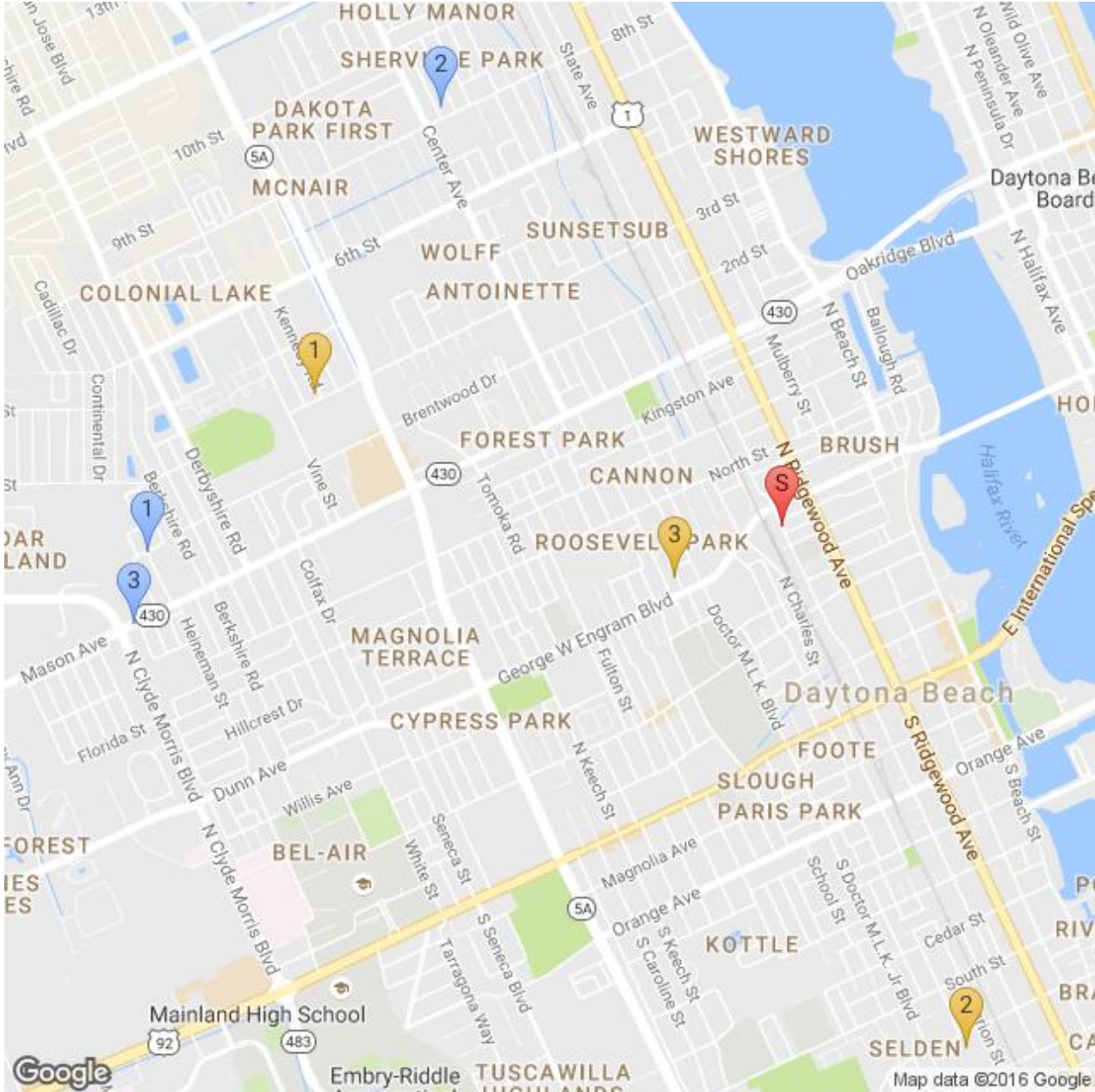
Comparable Photos (Sales 2) 827 Hibiscus Ave










Comparable Photos (Sales 3) 0 Mason



Subject Property Address:
N Segrave St, Daytona Beach, FL 32114
Loan No: VSN08241609 Order ID: 73343
Owner:



- S = Subject  N Segrave St, Daytona Beach, FL 32114
- 1 = Sales Comp  \$ 3,650 0 Pinewood
- 2 = Sales Comp  \$ 10,000 827 Hibiscus Ave
- 3 = Sales Comp  \$ 18,000 0 Mason
- 1 = Listing Comp  \$ 30,000 1050 3rd street
- 2 = Listing Comp  \$ 19,000 541 Bellevue
- 3 = Listing Comp  \$ 7,500 414 Pleasant



Volusia County Property Appraiser

Morgan B. Gilreath Jr.
M.A., C.F.A.



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Home Search Choices Search By Parcel Number **Property Information**

- [Notice of Proposed Taxes](#)
- [Estimate of Taxes](#)

Parcel Information: 5338-47-00-0020 **2016 Preliminary Tax Roll** Last Updated: 08-21-2016

Owner Name and Address

Alternate Key	3490096	Parcel Status	Active Parcel (Real Estate)
Short Parcel ID	5338-47-00-0020	Mill Group	204 Daytona Beach
Full Parcel ID	38-15-33-47-00-0020	2015 Final Mill Rate	23.37150
Created Date	29 DEC 1981		
Property Class	10 Vacant Commercial		
Ownership Type	Fee Simple	Ownership Percent	100
Owner Name	SUMMIT TAX PARTNERS LLC		
Owner Name/Address 1			
Owner Address 2	6333 APPLES WAY STE 115		
Owner Address 3	LINCOLN NE		
Owner Zip/Postal Code	68516		
Situs Address	MADISON AV DAYTONA BEACH 32114		

Legal Description

LOTS 2 & 3 & W 100 FT OF E 157 FT OF LOT 13 FUQUAYS SUB BLK 15 KINGSTON PER OR 4246 PG 4809 PER OR 7182 PG 0944

Sales History

Book Page	Sale Date	Sale Instrument	Qualified Unqualified	Improved	Sale Price
7182 0944	11/2015	Tax Deed	Unqualified Sale	No	14,200
4246 4809	10/1997	Warranty Deed	Qualified Sale	Yes	23,500
4105 3311	05/1996	Warranty Deed	Qualified Sale	Yes	20,000
3958 3874	08/1994	Warranty Deed	Unqualified Sale	Yes	17,700
3211 1250	10/1988	Warranty Deed	Affiliated Parties	Yes	100

History of Values

Year	Land	Bldg(s)	Misc. Impr.	Just Value	School Assessed	Non-School Assessed	School Exemption	School Taxable	Non-School Exemption	Non-School Taxable
2015	34,720	0	0	34,720	34,720	34,720	0	34,720	0	34,720
2014	34,720	0	0	34,720	34,720	34,720	0	34,720	0	34,720

[Display Value History](#)

Land Data

Code	Land Use Type	Frontage	Depth	No. Units	Unit Type	Rate	Depth	Loc	Shp	Phy	Just Value
1000	VACANT COMMERCIAL	100.0	217.0	21700.00	SQUARE_FEET	2.00	100	100	80	100	34,720
Neighborhood C2061 MISC COM N OF HWY 92 (ISB)											
Total Land Classified											0
Total Land Just											34,720

Parcel Notes (Click button below to display Parcel Notes)

[Display Notes](#)

Planning and Building

Permit Number	Permit Amount	Date Issued	Date Complete	Construction Description	Occupancy Number	Occupancy Bldg
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[Display Permits](#)

Total Values

Land Value	34,720 New Construction Value	0
Building Value	0 City Econ Dev/Historic	0
Miscellaneous	0	
Just Value	34,720 Previous Just Value	34,720
School Assessed	34,720 Previous School Assessed	34,720

Non-School Assessed	34,720	Previous Non-School Assessed	34,720
Exemption Value	0	Previous Exemption Value	0
Additional Exemption Value	0	Previous Additional Exemption Value	0
School Taxable	34,720	Previous School Taxable	34,720
Non-School Taxable	34,720	Previous Non-School Taxable	34,720

MapIT: Your basic parcel record search including lot dimensions.

PALMS: Basic parcel record searches with enhanced features.

Map Kiosk: More advanced tools for custom searches on several layers including parcels.

